



Category	Item	Notes
Call to Order		
Pledge of Allegiance		
Roll Call	Officers called for attendance	Connie called to order. Present - Connie D., Lisa C., Dave F. Ralph S. attending via Zoom.
Approval of Minutes	Approval of meeting minutes August	Minutes approved - 4 Yay votes
President's Message		<p>Connie presented- State of the Union address -</p> <p>She described the roles of each of the Board members</p> <p><u>Declaration/By-laws</u></p> <p>Connie emphasized the need to update the 1982 Declaration, noting the issues with the corporation name, unit counts, and voting restrictions, while explaining the current conflicts with Wisconsin Statutes and making the association vulnerable to enforcement claims. She read the information from the attorney document concerning the consequences of not passing the changes. She stated that we have been trying very hard to get this resolved and board members have made themselves available in the office throughout the season for any questions and/or issues. Committee members have been working on this for two years.</p> <p><u>Reminders</u></p> <ol style="list-style-type: none"> 1. Numbers need to be placed on carts and units 2. We are not an HOA but a Condo association. We are all owners of the elements of the common

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		<p>property and she encourages participation in our community. 3. Taking an owner's golf cart off property was addressed and owners were reminded that their behavior not only reflects back on WR but may also have legal consequences.</p>
<p>Treasurer's Report</p>	<p>August Financials Why \$250.00?</p>	<p>Ralph read the August report. Expense - spent less than budget - .43,300 less than planned. It was the third month in a row of under spending. Pool expenses were under budget. The park was under budget in general.</p> <p><u>Explanation of the \$250 water fee</u></p> <p>The community and board had many questions concerning the 225% increase in our water bills since 2022. Three reasons for the existing \$250.00 to be implemented - 1. All owners were required to subsidize the cost of other owners leaving their water on/using their water in the off season. We get our water from the city which is more expensive in the off season. 2. 67% of our dues during the season is for water costs. Bulk of off season costs are for other expenses, not water. 3. This rule has been in place since at least 2013 but not enforced. As we now have City Water, the rates have increased over time and this is an alternative to raising dues for all owners. To answer a concern about those</p>

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		<p>turning their water back on, Ralph shared that we now can monitor who is in/out during the off season that would raise a red flag for undocumented water usage. Answering the pipe leakage questions, he explained that the water usage percentages do not support the idea of pipe leakage.</p> <p>Updates The board also discussed various maintenance projects and savings, including pool repairs, landscaping savings, and upcoming lake projects, and shared that the new tennis/pickeball courts were under budget and the final payment of \$29,100 was issued.</p>
<p>Secretary Report</p>	<p>Contributing pictures for new website Completing Water shut off forms Office not open on Wednesdays Clubhouse shut down for October - winterizing September 26th Flower Pot Winners Activity Committee reset/Communication</p>	<p>Joan requested residents to submit photos for the website redesign, aiming to create event galleries and showcase park history.</p> <p>It was shared that the office would not be closed on Wednesdays, and the clubhouse will be shut down for October to facilitate winterization on Sept. 26th.</p> <p>It was also shared that the pool would close Sept. 21st, and residents were reminded to complete water shut-off forms.</p> <p>Flower Pot Winners were announced - 1st Place - Sharon Burns - Lot# 234 2nd Place - Sally Ali - Lot# 185 3rd Place - Pat Zuege - Lot# 18</p> <p>Lisa discussed the reorganization of the Activity Committee and plans to meet on Sept. 22nd to restructure and improve communication for next</p>

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		<p>year's events.</p> <p>Lori S. discussed the Chili Cook-off with details of entry taster fees, and activities for that day (Sept 21st).</p> <p>Lastly, owners were reminded to prepare for winter by storing equipment, completing the appropriate forms, and care for their golf carts.</p>
<p>Maintenance</p>	<p>Getting the Park and your trailer ready for winter. Winterizing your trailer and getting ready for winter. Buffalo box winterized starts Oct 4 th Water forms turned in by Oct 1 st Pool closing on Sept 21 st Store pool furniture on Sunday, the 28 th at 9:00 am if you can help. Remove Aerator pumps and store in garage. Remove tennis and pickle ball nets for winter Road repair or replacement: it was decided at the monthly meeting by the members not to explore the replacement of roads. So, money will be budgeted for patching in 2026.</p>	<p>Get stuff in order and winterized If you don't have a water form - if you don't turn it in your water will be turned off starting Oct. 15th Pull aerators - take to Lake Geneva that will rebuild them. We'll have five - two extra for next year. Remove tennis and pB nets. End of October. Not road replacement - budget for patching.</p> <p>Park trailer on their own lot after the 13th. Ask someone if you need help. Borrow tools and can sign those out of the garage. Take an inventory - set up a section. Workshop maybe for next year. Get tarp on train last year. Painting lines on the parking lot for gold cart races. Hot dog cart.</p>

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Old Business		<p>Water will be turned off for about ½ hour today for 30 minutes. Water in the well house last week. Dave explains what happened and the repair. Minor and no danger in drinking water. Elkhorn water department was there to help.</p> <p>Naming of the lakes - committee get together in the spring - put in fall packet to look in spring.</p> <p>Skimmers in the pool are not great because of the way the pool is designed. Would have to redesign the pool to fix that issue. Pull it apart - may have a part online that Dave may order online to try. Still looking for hiring a part-time maintenance person. 16.50/hr May be retired.</p> <p>Priority for beaches next year - clean and more sand Trash cans getting full on.</p> <p>Peter - sweep gravel back in driveway - park vehicle - sweep back into drive. Close tennis court gates</p>
New Business		

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<p>Committee Reports</p>	<p>New Committee List a. ACC b. Food Pantry d. Activities Committee e. Newsletter f. Sunshine g. Welcoming Committee h. Declaration Committee</p>	<p>Becky for welcoming committee - only one new owner. Only one they haven't hooked up with. Don't teach new owners well concerning the rules of the park. People don't read it. Make up packets for new owners They have left packages for new owners Declaration committee report. Dec 31st last time they can vote</p>
<p>Adjournment</p>		<p>Adjourn - Lot 169 - New flag ordered - can we take the old flag down Lot 169 - Cig disposal outside of the clubhouse for a place to put cig butts 68 - commented on young people letting swim on their own Trick or Treating updates 1:45 - dogs 2:00 - kids Lot 29 - How much do we pay True Blue - make sure we were doing the right things for the pool Closing and Opening the pool. Come once a week for next year. Suggestion - big pool/little pool; possible splash pad. Different pumps and skimmers. - Splash pad Lot 12,13 Val - What is the liability?</p>